

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
Held via video conference  
Monday, July 20, 2020  
5:00 PM

**ROLL CALL**

**APPROVAL OF MINUTES**

1. June 15, 2020  
[June 15, 2020](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Planning commission meeting on Monday, July 20, 2020, will be held via video conference and available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to [planning@brla.gov](mailto:planning@brla.gov), submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with Executive Proclamations JBE 2020-30 and 2020-33, issued by Governor John Bel Edwards on March 16, 2020 and March 22, 2020, respectively, this notice shall serve as a certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to a lack of a quorum as a result of the COVID-19 public health emergency.

Pursuant to Section 4 of JBE 2020-30, the Planning Commission for the City of Baton Rouge and Parish of East Baton Rouge will provide for attendance at its next meeting, which will only contain business deemed essential government business, on Monday, July 20, 2020, via video conference. A gathering of the entire membership of the Planning Commission and necessary staff would violate Governor Edwards's order suspending all public gatherings of ten or more people. The items appearing on the agenda have been deemed essential for the continued conduct of business by City of Baton Rouge/Parish of East Baton Rouge.

Considering the foregoing, and in accordance with Proclamation Numbers JBE 2020-30 and JBE 2020-33, the Planning Commission meeting on Monday, July 20, 2020, at 5:00 p.m. will be held via video conference and in a manner that allows for observation and input by members of the public, as set forth in the Notice posted.

Ryan L. Holcomb, AICP  
Interim Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.*

**CONSENT - ITEMS FOR WITHDRAWAL**

**CONSENT - ITEMS FOR DEFERRAL**

**12, 13, 18, 20**

**CONSENT - ITEMS FOR APPROVAL**

14, 15, 17, 19, 23

**REGULAR AGENDA**

*Items will require approval by the Metropolitan Council unless otherwise noted.*

**THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL**

2.     **PA-10-20   13511 Perkins Road**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail

***Related to Case 26-20***

[Application](#)   [Staff Report](#)
3.     **Case 26-20   13511 Perkins Road**

To rezone from Rural to Light Commercial (LC3) on property located on the north side of Perkins Road, west of Metaire Drive, on a portion of Tract A, known as the W.O. Watson and Sidney Coxe Tract. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

***Related to PA-10-20***

***Applicant revised the request to LC1***

[Application](#)   [Staff Report](#)
4.     **PA-12-20   5800-9100 Burbank Drive**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Burbank Drive, west of Sehdeva Memorial Drive, on Tract Z, Chatsworth Plantation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail

***Related to Case 31-20***

[Application](#)   [Staff Report](#)
5.     **Case 31-20   5800-9100 Burbank Drive**

To rezone from Rural to Light Commercial (LC2) and Limited Residential (A3.2) on property located on the south side of Burbank Drive, west of Sehdeva Memorial Drive, on Tract Z, Chatsworth Plantation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

***Related to PA-12-20***

[Application](#)   [Staff Report](#)
6.     **PA-13-20   13717, 13800-13900, 13600-14900 Jefferson Hwy**

To amend the Comprehensive Land Use Plan from Employment Center to Residential Neighborhood on property located on the north side of Jefferson Highway and south of Kimbleton Avenue, on Lots E-1-A, C, D of the Wilson Williams Tract. Section 32, T7S, R5E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail

***Related to Case 32-20 and S-2-20***

[Application](#)   [Staff Report](#)

7. **Case 32-20 13717, 13800-13900, 13600-14900 Jefferson Hwy**  
 To rezone from Light Commercial (C1), Heavy Commercial (C2) and Off Street Parking (B) to Town House District (A2.5) on property located on the north side of Jefferson Highway and south of Kimbleton Avenue, on Lots E-1-A, C and D of the Wilson Williams Tract. Section 32, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
***Related to PA-13-20 and S-2-20***  
[Application](#) [Staff Report](#)
8. **S-2-20 Rivanna Town Homes**  
 Proposed low density townhouse residential subdivision located north of Jefferson Highway and south of Kimbleton Avenue, on Lots C, D, and E-1-A of the Wilson Williams Tract (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion comprehensive land use plan amendment and rezoning are approved  
***Related to PA-13-20 and Case 32-20***  
[Application](#) [Staff Report](#)
9. **TA-5-20 Chapter 8, Zoning Districts**  
 This amendment repeals the entire chapter and replaces with new language, reorganizing the chapter by intensity of use, eliminating some zoning districts, making others inactive, and restoring one district to active use.  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
***Related to TA-6-20 and TA-7-20***  
[Staff Report](#)
10. **TA-6-20 Chapter 9, Use Regulations**  
 This amendment repeals the entire chapter and replaces with new language, creating easy to read tables of principal uses, eliminating Appendix H  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
***Related to TA-5-20 and TA-7-20***  
[Staff Report](#)
11. **TA-7-20 Chapter 11, Dimensional Regulations**  
 This amendment repeals the entire chapter and replaces with new language, creating easy to read tables of development standards, eliminating Appendix F  
**PLANNING STAFF FINDINGS:** Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC  
***Related to TA-5-20 and TA-6-20***  
[Staff Report](#)
12. **CONSENT FOR DEFERRAL Case 28-20 9679 Airline Highway**  
 To remove from the Old Hammond Highway Design Overlay District on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
***Related to ISPUD-4-20***  
  
***Deferred to August 17 by the Planning Director***  
[Application](#)

13. **CONSENT FOR DEFERRAL ISPUD-4-20 Murphy Express (9679 Airline Highway)**  
To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of Hillcrest Acres Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
***Related to Case 28-20***
- Deferred to August 17 by the Planning Director***  
[Application](#)
14. **CONSENT FOR APPROVAL Case 29-20 9595 Airline Highway**  
To rezone from Heavy Commercial (C2), Commercial Alcoholic Beverage (Restaurant) (C-AB-1) and Single Family Residential (A1) to Heavy Commercial (HC1) on property located on the east side of Airline Highway, north of Old Hammond Highway, on Lot B-4-1-2-A of the Marshall J. Sharp Tract. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements  
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL ISPUD-11-19 La Rosa, Revision #1**  
Proposed mixed use development includes commercial, office, retail, restaurant and high density residential uses on property located north side of Highland Road, west of Kenilworth Parkway and south of Menlo Drive, on Lots 1-A and 2-A of the Rosario Martina Property. Section 63, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
[Application](#) [Staff Report](#) [Plans](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

16. **CUP-4-20 St. Thomas More Catholic Church**  
Proposed addition of three buildings to an existing church and school, located north of Goodwood Boulevard, east of Dartmoor Drive, South of Sherbrook Drive, and west of Sylvan Drive on the St Thomas More Tract of the Sherwood Forest Subdivision. Section 37 T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)  
**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC, requirements  
[Application](#) [Staff Report](#) [Plans](#)
17. **CONSENT FOR APPROVAL SS-6-20 Ira U. DeArmond Property (Flag Lot Subdivision)**  
Proposed flag lot subdivision located west of Greenwell Springs Road and Laklon Avenue, on Tract 2 of the Ira U. DeArmond Property (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
18. **CONSENT FOR DEFERRAL SS-7-20 Ernest Tennent Property**  
Proposed small subdivision with a private street extension and creation of a flag lot located south of Mount Pleasant-Zachary Road, and west of Barnett Cut-Off Road, on Tract T-2-C of the Ernest Tennent Property (Council District 1 - Welch)  
***Deferred to August 17 by the Planning Director***  
[Application](#)

19. **CONSENT FOR APPROVAL SS-8-20 P.S. Gurney Tract (Flag Lot Subdivision)**  
Proposed flag lot subdivision located north of Greenwell Springs-Port Hudson Road, and west of Tucker Road, on Lot 5-C-1-A-2 of the P.S. Gurney Tract (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration  
[Application](#) [Staff Report](#)
20. **CONSENT FOR DEFERRAL SP-2-20 IDEA Plank Road Academy & College Prep**  
Proposed educational institution located south of Harding Boulevard and west of Plank Road, on Tract A-1-A-1-A-4 of the Howell Community Farms Subdivision (Council District 2 - Banks)  
***Deferred to August 17 by Councilmember Banks***  
[Application](#)
21. **WT-1-20 AT&T Small Cell Wireless Facility (5880 Perkins Road)**  
A proposed small cell tower with setback waivers located on the south side of Perkins Road and east of Pollard Parkway, on Tract CC of Moss Side Plantation (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** •Staff recommends approval of the location waivers due to the applicant certifying the small cell facility is needed based on no suitable structures being located in the area to co-locate •Staff certifies that the proposed request meets the minimum criteria for a Wireless Tower Site Plan, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, provided the waivers are approved  
[Application](#) [Staff Report](#) [Plans](#)
22. **WT-2-20 AT&T Small Cell Wireless Facility (5510 Perkins Road)**  
A proposed small cell tower with setback waivers located on the south side of Perkins Road and east of Pollard Parkway, on Tract CC of Moss Side Plantation (Council District 12 - Racca)  
**PLANNING STAFF FINDINGS:** •Staff recommends approval of the location waivers due to the applicant certifying the small cell facility is needed based on no suitable structures being located in the area to co-locate •Staff certifies that the proposed request meets the minimum criteria for a Wireless Tower Site Plan, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements, provided the waivers are approved  
[Application](#) [Staff Report](#) [Plans](#)
23. **CONSENT FOR APPROVAL PUD-13-06 Pecue Place Final Development Plan (Public Roads)**  
A request for a one year extension on the validity of the final development plan.  
(Council District 1 - Welch)

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

### **COMMISSIONERS' COMMENTS**

## **ADJOURN**